

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Petersburg Old Town Historic District, 2012 Boundary Increase

other names/site number DHR no. 123-0097

## 2. Location

street & number 212, 317, 415 E. Bank St.; 427, 504, 505, 515 Bollingbrook St.; 203 Henry St.; 317 N. Madison St.; 401, 409 5<sup>th</sup> St.

N/A

not for publication

N/A

city or town Petersburg

vicinity

state Virginia code VA county Independent City code 730 zip code 23803

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination    request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets    does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

   national    statewide X local

Signature of certifying official/Title

Date

Virginia Department of Historic Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property    meets    does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I hereby certify that this property is:

   entered in the National Register

   determined eligible for the National Register

   determined not eligible for the National Register

   removed from the National Register

   other (explain:)   

Signature of the Keeper

Date of Action

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## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

- |                                     |                  |
|-------------------------------------|------------------|
| <input checked="" type="checkbox"/> | private          |
| <input checked="" type="checkbox"/> | public - Local   |
| <input type="checkbox"/>            | public - State   |
| <input type="checkbox"/>            | public - Federal |

### Category of Property

(Check only **one** box.)

- |                                     |             |
|-------------------------------------|-------------|
| <input type="checkbox"/>            | building(s) |
| <input checked="" type="checkbox"/> | district    |
| <input type="checkbox"/>            | site        |
| <input type="checkbox"/>            | structure   |
| <input type="checkbox"/>            | object      |

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
11	2	buildings
0	0	sites
0	2	structures
0	0	objects
11	4	<b>Total</b>

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

N/A

### Number of contributing resources previously listed in the National Register

0

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE  
Warehouse, specialty store

AGRICULTURE/SUBSISTENCE  
storage

INDUSTRY/PROCESSING/EXTRACTION  
Industrial storage, processing site

TRANSPORTATION  
Bridge

### Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE  
Warehouse, specialty store

INDUSTRY/PROCESSING/EXTRACTION  
Industrial storage, processing site

TRANSPORTATION  
Bridge

DOMESTIC  
Multiple dwelling

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY  
AMERICAN MOVEMENTS

Commercial Style

### Materials

(Enter categories from instructions.)

foundation: BRICK, CONCRETE

walls: BRICK, CONCRETE

METAL, ASPHALT, SYNTHETICS

roof: rubber

other:

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The Petersburg Old Town Historic District 2012 Boundary Increase is located at the eastern end of the existing Petersburg Old Town Historic District abutting Interstate 95. The approximately 7 acre expansion includes fifteen resources. The contributing buildings consist of five commercial buildings built between 1925 and 1953 and six warehouses built between 1914 and 1957. There are also two noncontributing buildings (a garage and a shed) and two noncontributing structures (a bridge and a carport) which were all built outside the period of significance. The contributing buildings are all one story except for two two-story warehouses from the early twentieth century. The overall character of the expansion area is light industrial in nature with minimal vegetation and the only streetscaping consisting of intermittent basic curbing and sidewalks. Buildings generally occupy a significant portion of their parcel with the remaining space consisting of surface parking, gravel, or grass. This represents only one aspect of the original Petersburg Old Town Historic District which contains both residential and commercial resources spanning from the eighteenth century until 1930.

The original Petersburg Old Town Historic District encompasses most of the early portion of the city, bounded by the Appomattox River on the north, and the Seaboard Coast Line Railroad on the west and south. The current expansion is in two sections with the first expansion area continuing the original district towards the east while being bounded by the Norfolk & Western (N&W) rail line to the north, Interstate 95 to the east, and East Bank Street to the south. The second section incorporates two small early-to-mid twentieth century commercial buildings which fall between the Old Town Historic District and the Centre Hill Historic District along East Bank Street. While this expansion area dates to Petersburg's early developmental history, at the time the original historic district was completed, most of these resources in the expansion area were outside the original period of significance. The 2008 expansion of the Petersburg Old Town Historic District incorporated several warehouses and commercial buildings abutting this expansion which were built within the original period of significance and dated between 1914 and 1930. This 2012 expansion expands the current period of significance to 1958 and adds several resources in support of the architectural and historical character of the existing city district.

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### Narrative Description

#### From the 1979 National Register Form

"The Old Town Historic District...exhibits a varied collection of late 18<sup>th</sup>- through 20<sup>th</sup>-century architecture, including examples of both commercial and residential architecture...In addition, notable groupings of mid- to late 19<sup>th</sup>-century warehouses and factories are found in the north and northeast sections...The district is approximately 190 acres in area and encompasses over 250 buildings. The district exhibits an equal distribution of residential, commercial, and industrial land use. Industrial buildings including freight warehouses and factories are concentrated to the north and northeast along Old, Pike, and River streets as well as on Bank Street, east of Third Street."<sup>1</sup> The industrial area described as east of Third Street comprises the current expansion area of the district.

#### From the 2008 Expansion National Register Form

"This boundary expansion of approximately 0.87 acres increases the existing district to approximately 191 acres...Buildings in the area of expansion are primarily warehouses and factories...from the late 19<sup>th</sup> to the early 20<sup>th</sup> centuries...consisting of four contributing resources."<sup>2</sup>

#### Detailed Description of the 2012 Expansion Area

The 2012 expansion of the Petersburg Old Town Historic District extends the boundary of the original district east to Interstate 95 between the Norfolk & Western Railroad line and East Bank Street. The streets represented in the

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expansion include Fifth Street, Bollingbrook Street, North Madison Street, East Bank Street, and Henry Street. The majority of the buildings in the expansion area are contributing resources and largely consist of warehouse and light industrial forms. Until the early twentieth century the expansion area was occupied by a combination of working class residential units and food storage warehouses.<sup>3</sup> The houses are no longer extant, but the warehouses at 409 Fifth Street and 427 Bollingbrook Street remain from this period, as does the brick foundation of a former peanut warehouse which is integrated into the cinderblock warehouse at 317 East Bank Street. Many of the residential resources on the east side of Interstate 95, outside the historic district, reflect what existed in the district expansion area in the early twentieth century. The remaining buildings in the expansion area fall into two main types: mid-twentieth century warehouses and small light industrial/commercial buildings. The exception is the ca. 1925 former service station at 203 Henry Street on the corner of Third Street.

The commercial style is the dominant style in the district expansion, with the majority of the resources being cinderblock masonry construction with few notable details. The exceptions are the two early twentieth century brick warehouses which feature some detailing including the prominent built up cornice on the façade of 409 Fifth Street. The roof types are most commonly flat, but there are examples of front gables and arched roofs. Most of the resources also feature overhead track doors and/or loading docks highlighting the functional nature of the area. Many of the resources retain their historic windows which usually take some form of multi-light metal industrial sashes. Other than moderate tree coverage bordering the railroad line and Interstate 95, there is very little vegetation in the area other than patches of grass, usually interspersed with gravel. Many of the buildings also feature paved parking areas or large driveways facing the street.

The architecture in the 2012 expansion of the Petersburg Old Town Historic District contains direct links to the commercial resources of the original historic district as seen in the styling, scale, materials, massing, and sites of the warehouses at 409 Fifth Street and 427 Bollingbrook Street. It also points to the continued development of the district from its ending period of significance date of 1930 through the Great Depression, World War II, and post-war periods until the completion of Interstate 95 in 1958 which halted new development in the area and permanently defined the eastern boundary of historic downtown Petersburg. There are a limited number of infill buildings and a small group of buildings on the western end of the Petersburg Old Town Historic District which match the style, proportions, and functions of the resources in the 2012 expansion area.

## INVENTORY JUSTIFICATION

In the following inventory all resources, both primary and secondary, have been considered either contributing or noncontributing based upon the areas of significance as listed under Criteria A and C as: ARCHITECTURE, COMMERCE, and INDUSTRY, and based upon the period of significance as 1914-1958. All noncontributing resources have been designated as such for either being constructed after 1958 or as lacking integrity to represent the period and areas of significance.

## INVENTORY OF RESOURCES

Commercial Building, 212 East Bank Street, # 123-0097-0520

This ca. 1953 concrete block commercial building is one story with a concrete slab foundation and a painted brick facade. The roof is flat with a parapet wall capped in terra cotta coping. There is a single-leaf glass front door with a fixed transom and a single-leaf metal rear door as well as a modern glass overhead track door on the façade. There are multiple nine-light metal sash awning windows on the sides of the building with brick sills and a large fixed replacement commercial window on the facade. It is a rectangular building in its original location and its construction date is within the district's period of significance.

**CONTRIBUTING** (building)

Warehouse, 317 East Bank Street, # 123-0097-0521

This ca. 1954 concrete block building is one story with a brick foundation used from an earlier building. The exterior is painted and features a single-leaf metal door and an overhead track door on the facade, as well as five boarded up loading door-sized openings on the front and sides of the building. The windows are ten-light metal jalousie frames which are placed evenly on all four sides of the building near the roofline. There is an interior-brick chimney and the roof is curved and covered in corrugated metal. The interior is open with a concrete floor, metal rafters, and a small office space in poor condition. There is a small rear cinder block addition with two of the same style of jalousie windows and a single boarded

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up loading entrance. It has a shed roof also covered with corrugated metal. This large building has an overall square plan, is in its original location and its construction date falls within the district's period of significance.

**CONTRIBUTING** (building)

Commercial Building, 415 East Bank Street, # 123-0097-0522

This ca. 1946 concrete block building is one story with a concrete slab foundation. The exterior is unpainted and features two single-leaf metal doors as well as an overhead track door on the facade. There are sixteen-light metal casement windows with metal sills and lintels; the front pair of windows are covered by metal awnings. The roof is parapeted, curved and covered in membrane; there are three interior-brick chimneys. There is a small flat-roofed, cinderblock addition on the right side of the facade with a single matching window and one of the two single-leaf metal doors. This building has served as a welding shop since its construction and has the company name painted on the facade. The building has an overall square plan, is in its original location, and its construction date falls within the district's period of significance.

**CONTRIBUTING** (building)

Warehouse, 427 Bollingbrook Street, # 123-0097-0523

This ca. 1935 brick building is two stories with a poured concrete basement foundation. The exterior is seven-course American bond brick with remnants of several historic business signs painted onto the upper story brick. There are five wood double-loading doors on the facade, side and rear along with two more on the second story of the side. The window openings have brick sills and brick arches, but the windows have vinyl replacement sash with small vinyl arched windows at the top of each. The roof is flat with a brick parapet. There is a mechanical penthouse towards the rear of the building. There are two decks on the facade: a small deck serving one pair of loading doors and a larger recreational deck in front of the second pair of loading doors; there is also a small deck at the rear serving as an exit for a pair of raised loading doors. There is an historic one-story addition on the facade of the building with the same exterior details and a single-leaf metal entry door. The overall plan of the building is a large rectangle, it is in its original location, and its construction date falls within the district's period of significance.

**CONTRIBUTING** (building)

Bridge, Lieutenant Run, Bollingbrook Street, # 123-0097-0524

This 2011 bridge was recently constructed to replace an historic early twentieth century bridge. It utilizes poured concrete masonry construction faced with fabricated stone on its two sides. The surface is asphalt and there are concrete piers at each end with black aluminum fencing between them with limited Victorian inspired detailing. The structure's construction date falls outside of the period of significance.

**NONCONTRIBUTING** (structure)

Commercial Building, 504 Bollingbrook Street, # 123-0097-0525

This ca. 1946 concrete block building is one story with a concrete slab foundation. The exterior is painted and features an overhead-track garage door on the facade, a metal-sliding-track door on the right side, and two single-leaf metal doors on the left side. There are 2/2 sash wood windows on the front and right side of the building, with all of them having brick sills, and the windows on the side are painted over. A majority of the windows are covered with metal bars. On the right front side of the building is a sunken driveway with a simple wood loading dock connected. The roof is a front gable with asphalt shingles. The overall plan of the building is a rectangle, it is in its original location and its construction date falls within the district's period of significance. There is a newer painted, concrete block, two-car garage at the rear corner of the property with a shed asphalt shingle roof and T-111 siding along the roofline.

**CONTRIBUTING** (building)

**NONCONTRIBUTING** (building)

Warehouse, 505 Bollingbrook Street, # 123-0097-0526

This ca. 1948 concrete block building is one story with a concrete slab foundation. The original larger portion of the building is on the east side and the smaller square addition is on the west side. The exterior is painted and features a single-leaf metal door and two overhead-track doors on the front of the building. The windows are only on the left side of the addition and consist of several historic ten-light, metal hopper windows. The roof is curved with corrugated metal

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sheathing and an interior brick chimney. The roof of the addition is flat with a short parapet. The overall plan is 'L' shaped, the building is in its original location and its construction date falls within the district's period of significance.

**CONTRIBUTING** (building)

Commercial Building, 515 Bollingbrook Street, # 123-0097-0527

The main ca. 1946 building consists of two separate, almost equally sized sections connected to form one building. Both are concrete block construction with concrete slab foundations. There is also a small shed-roofed addition on the east side of the building. The exterior is painted and features a large metal overhead-track door on the right side facade and large double-leaf metal loading doors on the left side facade. There is also a single-leaf wood door on the small east addition and two small metal overhead-track doors on the right side of the building. All of the windows are covered by dense metal grills behind some of which appear to be wood 6/6 double-hung sashes. The roofs of both sections are front gables with asphalt shingles. The gable of the right side is covered with painted corrugated metal. There is an interior concrete chimney on the left side of the building. There is a long, corrugated metal shed on the right side lot with a single-leaf metal door and a gabled roof. There is also a metal carport on the side lot with a corrugated metal roof similar to the shed. The overall plan of the main building is irregular, but it is in its original location and its construction date falls within the district's period of significance.

**CONTRIBUTING** (building)

**NONCONTRIBUTING** (building)

**NONCONTRIBUTING** (structure)

Warehouse, 401 Fifth Street, # 123-0097-0528

This ca. 1957 concrete block building is one story with a concrete slab foundation and a brick veneer on the facade and sides of the building. The exterior facade features two single-leaf doors, one glass and one metal. There are also two overhead-track metal doors and a sunken loading dock. The rear features a single-leaf metal door and an overhead-track metal loading door. The facade features two fixed single-light wood frame plate glass windows. The side of the street facing Bollingbrook features five 1/1 fixed wood frame windows. All of the windows have brick sills. The roof is flat with a small parapet capped by terra cotta. The front corner of the building, containing the glass door and windows, is an addition integrated physically and visually with the original warehouse. The building forms a large 'L', it is in its original location and its construction date falls within the district's period of significance.

**CONTRIBUTING** (building)

Warehouse, 409 Fifth Street, # 123-0097-0529

This ca. 1914 brick building is two stories with a poured concrete basement foundation which has rounded arch openings which have been filled in with concrete. The exterior is eight-course American bond brick with remnants of the Spencer Bros. Grocery Co. sign painted on the right side. The facade features a single-leaf wood entry door, accessed by concrete steps, on the right side and a double-leaf wood raised loading door on the left side. The left side of the building features a large concrete block loading dock with two boarded up loading door openings. At the rear of the left side is an older wood loading dock with brick piers and two single leaf wood doors. The windows are 2/2 double-hung wood sash with rusticated stone sills and brick jack arches, except on the right side which features 6/6 double-hung wood sash. The roof is flat with a low brick parapet, except on the facade which features a substantial built up brick cornice. There is a large mechanical penthouse in the rear center of the roof. The overall plan is a long rectangle, the building is in its original location and its construction date falls within the district's period of significance.

**CONTRIBUTING** (building)

Commercial Building, 201-203 Henry Street, # 123-0097-0530; #123-0124

This ca. 1925 building is a one story, brick masonry building constructed in three parts with a concrete slab foundation. The exterior brick work is highlighted by two recessed brick panels mimicking transoms over the eastern end single-leaf wood door and two fixed wood single-light plate windows. The primary central door is a single-leaf glass door flanked by two wood 1/1 double-hung sash with a large painted wood panel above all three openings; there is an additional 1/1 window to the left of the primary entrance. The eastern side of the building features two boarded up window openings and two four-light wood casement windows. There is also a large 8/8 double-hung wood sash next to the double-leaf wood loading door on the west side of the building. Most of the windows are barred or boarded up from the interior. There is a final small door opening on the north side which is filled with a panel and fixed aluminum window. The flat roof has a brick

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parapet. The irregular 'L' shaped building faces SW, is in its original location and its construction date falls within the district's period of significance.

**CONTRIBUTING** (building)

Warehouse, 317 North Madison Street, # 123-0097-0531

This ca. 1949 concrete block commercial building is one story with a concrete slab foundation and a painted exterior. The roof is a side gable with corrugated metal sheathing. There is a single-leaf metal door and a metal overhead-track door on the façade, a single-leaf metal door on the side and a loading dock at the rear. There are multiple eight-light, metal casement windows in both gables; there are no windows on the front or rear of the building. There are two interior brick chimneys. It is a large square building located in its original location and its construction date falls within the district's period of significance.

**CONTRIBUTING** (building)

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

INDUSTRY

### Period of Significance

1914-1958

### Significant Dates

1958

### Significant Person

(Complete only if Criterion B is marked above.)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

### Period of Significance (justification)

The period of significance for the Old Town Petersburg Historic District, 2012 Boundary Increase runs from the earliest building in the expansion area (1914) until the completion of Interstate 95 in 1958, an increase from the original historic district period of significance end date, 1930. The contributing resources in the 2012 expansion area were built during the period of significance and retain integrity from that period with few significant alterations since 1958. The buildings in the



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expansion represent the continuation of development patterns associated with commerce and industry in Petersburg's economy that began during the 1910s and continued through the mid-twentieth century. The construction of Interstate 95 in 1958 definitively halted development in the historic district with few resources in the expansion area dating after the period of significance.

**Criteria Considerations (explanation, if necessary)**  
**N/A**

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Petersburg Old Town Historic District 2012 Boundary Increase includes buildings adjoining the eastern end of the original 1980 district and the 2008 boundary increase. The buildings in this expansion were largely constructed in the mid-twentieth century, along with a couple of early twentieth century resources, and thus predominantly fall after the 1930 end date of the original district's period of significance. The original Old Town Historic District focused on the core city with resources dating from the eighteenth century through 1930 and representing a variety of commercial and residential buildings. The 2008 boundary increase included a few large commercial/industrial buildings which fell within the original period of significance. The buildings located within the 2012 boundary increase are entirely commercial and light industrial in nature. They occupy one of the oldest parts of the city, but represent the transition of the area from residential with food storage and processing to more modern commercial uses. The period of significance of this expansion, from 1930-1958, encompasses a period when the areas outside the core of the pre-twentieth century city were experiencing light industrial growth which largely bypassed the densely built historic center. This expansion continued in many other areas of the city through the twentieth century, but largely ended in the Old Town Historic District with the construction of Interstate 95 in 1958, forming the eastern boundary of the expansion.

The contributing resources maintain their integrity and are good representations of the variety of mid-twentieth century commercial/light industrial construction in Petersburg and overall early-to-mid-twentieth century commercial/light industrial style and design justifying National Register Criterion C for Architecture. The resources in this district expansion also contribute to the pattern of the city's developments in Commerce and Industry in the early-to-mid twentieth century and thus justify National Register Criterion A. The buildings share architectural similarities defining them as a whole and maintain the link of this area to the earlier history of the city through surviving early twentieth century brick warehouses. Overall the Petersburg Old Town Historic District 2012 expansion area retains integrity in the important areas of setting, feeling, location, materials, workmanship, and design, and completes the unification of the historic core of the city at its eastern end.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**From the 1979 Nomination Form**

"An early Colonial settlement, Petersburg is one of Virginia's oldest cities. It first gained regional significance as the site of Fort Henry, an important mid-17<sup>th</sup>-century military fort in frontier America. By 1769 Petersburg had developed into the major tobacco center of Virginia. Its growth continued through the mid-19<sup>th</sup> century, when Petersburg emerged as a leading Virginia manufacturing and transportation center. In 1860 the city was served by four railroads and a canal system providing transportation facilities for local merchants and manufacturers as well as for regional farming interests. Although deeply scarred physically and economically by the Civil War, Petersburg's prosperity was soon renewed through the leaf tobacco, cotton, grain, peanut, and lumber industries...by 1880 over seventy new industries had emerged...the shift in demand from plug tobacco to cigarettes during the early 20<sup>th</sup> century, together with the moving of cotton interests to North Carolina, led to a period of decline...Industrial architecture, located for the most part in the center and eastern portions of the district, includes pre-Civil War railroad buildings, late 19th-century factories and tobacco warehouses, an ironworks, an ice company, a luggage factory, and several early 20<sup>th</sup>-century automotive buildings...Due to the devastation of Petersburg from two wars and several major fires, traditional patterns of growth and expansion are not witnessed in the city's architectural fabric."<sup>4</sup>

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### From the 2008 Expansion National Register Form

"The proposed 2008 Boundary Expansion expands the boundaries of the district to encompass four former manufacturing facilities at East Bank, Fourth, Henry, and North Madison Streets that were constructed between the years 1897-1930, within the period of significance of the existing district. The properties are geographically connected to the southeast corner of the existing district. The buildings are constructed of either brick or concrete block with brick veneer and are typical in style and detailing of commercial and industrial buildings in the downtown area constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. The historic uses of these buildings—which include a candy factory, peanut factories, a trunk factory, a building material manufacturer, an auto repair shop, and apartments---relate to the commercial and manufacturing business of the downtown area as well as the shipping and industrial activities of the railroad and its related industries...the vernacular industrial architectural style in the Petersburg Old Town Historic District Boundary Expansion (2008) are similar to the styles found in the existing district, and are consistent with the scale, massing, materials and siting of the buildings in the original historic district."<sup>5</sup>

### History and Evolution of the 2012 Expansion Area

The historic properties in the Petersburg Old Town Historic District 2012 Expansion retain their architectural integrity and represent the commercial and light industrial development of the eastern end of the oldest part of the city. The buildings share architectural similarities defining them as a whole and maintain the link of this area to the earlier history of the city through surviving early twentieth century brick warehouses. This area of the city also represents the transformation of the economy from a largely nineteenth century based system to the more varied commercial and industrial businesses of the twentieth century.

From 1920 until 1950 the population of Petersburg remained stagnant before beginning significant growth in the 1950s. This was the result of the two World Wars and the intervening Great Depression, but even more it was caused by some large industries such as cotton, tobacco, and peanut processing either declining or moving away from the city. In 1917 there were five peanut factories, but by 1960 there was only one small factory remaining.<sup>6</sup> The result of this can be seen directly in the 2012 expansion area of the Petersburg Old Town Historic District where there were at least three separate peanut facilities operating in the early twentieth century through the 1930s, but none remaining by the 1950s. During this period there was also a significant decline in housing stock, but several decades passed before the vacant lots were filled with mid-twentieth century commercial buildings.<sup>7</sup> This new construction of commercial and light industrial buildings seen in the district expansion area echoed the post-World War II expansion of the population and economy. The Petersburg area benefited from a great variety of existing industries to buffer losses, as well as an influx of new industries including lens manufacturing, fountain pen production, and the relatively new chemical industry.<sup>8</sup>

The evolutions of the properties in this district expansion are representative of this transition from the earlier late nineteenth economy focused more on commodity processing, to the mid-twentieth century emergence of light industrial businesses. The earliest building within the district expansion area is the ca. 1914 brick masonry construction warehouse at 409 Fifth Street. This now vacant building has housed a variety of food storage businesses as well as several other uses<sup>9</sup> and clearly invokes an earlier period of construction with its detailed brick cornice and historic 2/2 wood windows. This building is a typical example, in both its style and historic use, to buildings which existed in the expansion area from the late nineteenth through early twentieth centuries, as well as many of the contemporaneous commercial buildings in the existing historic district.

The small Commercial Building at 203 Henry Street, at the corner of 3<sup>rd</sup> Street, was constructed as a service station ca. 1923 and served in that capacity under several owners until at least 1939. After that time it served several different professional type businesses. The building was constructed on a vacant house lot.<sup>10</sup> This building not only represents the trend in the area from residential to new types of commerce (the auto industry) but also represents a building which would have served residents of nearby neighborhoods such as Centre Hill.

The large two-story brick ca. 1935 masonry construction former peanut warehouse at 427 Bollingbrook Street represents the end of an era as one of the few buildings constructed during this period and area of the city, and possibly the only one not utilizing concrete block construction. The lot was vacant in 1915 and remained so until this building was constructed.<sup>11</sup> Indicative of today's building reuse trends, this building has been renovated to serve as multi-unit residential housing.

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The Gale Welding Company, located in the ca. 1946 cinderblock workshop at 415 East Bank Street, has occupied that location since its construction after moving from 305 Union Street. During much of the 1950s the operation was managed by Mrs. Mary Williams, representing a progressive management structure for a working class business in Petersburg during that time. The movement of this sort of light industrial business from the city core to this area demonstrates the general trend of businesses and construction taking place in this area during the mid-twentieth century. The transition from residential to light industrial use is illustrated as the location contained vacated housing lots when this building was constructed.<sup>12</sup>

The three cinderblock masonry construction buildings at the eastern end of Bollingbrook Street before Interstate 95 (Commercial Building, 504; Warehouse, 505; Commercial Building 515) were all constructed ca. 1946-48 on several lots previously occupied by tenement housing and the Riverside Peanut Factory. Since their construction the buildings have housed businesses such as Am. Heating & Air Conditioning, Griffith Sheet Metal, Dixie and later Davis beer distributors, and Andrews-Joyner Iron Works.<sup>13</sup>

The large ca. 1949 cinder block warehouse at 317 North Madison Street was designated as a "colored" business on Sanborn maps from 1956, demonstrating the limitations of society at the time even with the progressive economy. This building was constructed on land which previously had a combination of small houses and vacant residential lots.<sup>14</sup>

The commercial building at 212 East Bank Street was constructed ca. 1953 on the site of a former duplex and began as a printing company.<sup>15</sup> It now serves as an office but retains much of its historic character.

The warehouse at 317 East Bank represents a rare combination of construction periods with the foundation of the American Peanut Corporation warehouse from the early twentieth century supporting the ca. 1954 cinderblock warehouse built for the Charles Leonard Hardware Co.<sup>16</sup> The appliances, sporting goods, toys, and hardware housed at this facility represented a decided change for the site and the overall city economy from the former peanut processing facility.

The most modern building in the district expansion area is the large ca. 1957 cinderblock with brick veneer warehouse at 401 Fifth Street. This opened as Moore's Wholesale Builders Supply and is sited on a parcel formerly occupied by cattle sheds.<sup>17</sup>

### **Petersburg Old Town Historic District, 1930-1958**

During the middle of the twentieth century, the densely built historic core of Petersburg saw minimal turnover in its building stock. There are a number of vacant lots representing demolition of several historic resources. There is also sporadic infill, mostly of smaller scale commercial buildings. The original inventory is inconsistent in the application of dates, descriptions, and determinations of eligibility of resources, but a handful of small commercial infill resources, which would have been previously determined as not historic, might now be considered contributing within the new period of significance. There are a few large scale mid-twentieth century commercial/light industrial resources on the edges of the original Petersburg Old Town Historic District which match the development pattern seen within the 2012 expansion area. The most obvious example of this is the area of East Bank Street and Bollingbrook Street between 2<sup>nd</sup> and 3<sup>rd</sup> streets which has several mid-twentieth century warehouses and car dealership buildings very similar to several buildings within the current expansion area. The other notable area of mid-twentieth century development within the original Old Town Historic District are two large warehouses on the far western side of the district along the 200 block of North South Street. However, in form, style, location, and function, these resources better represent the beginning of the area encompassed by the Commerce Street Industrial Historic District (#123-5420) even though they fall within the boundaries of the earlier Petersburg Old Town Historic District.

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**Developmental history/additional historic context information** (if appropriate)

Petersburg Old Town Historic District, 2012  
Boundary Increase  
Name of Property

Petersburg, VA  
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## 9. Major Bibliographical References

**Bibliography** (Cite the books, articles, and other sources used in preparing this form.)

City of Petersburg, Virginia Real Estate Assessment Records. Accessed May 30, 2012.

*Hill's Petersburg, Virginia, City Directory*. 1913-1959.

McPhail, Sarah. National Register of Historic Places Nomination Form. *Petersburg Old Town Historic District (2008 Boundary Increase)*. 2008, Virginia Department of Historic Resources Survey File 123-0097. Richmond, VA.

Sanborn Insurance Company. Fire Insurance Maps, Petersburg (Dinwiddie Co.). 1908-1956. *Proquest Digital Sanborn Maps, 1867-1970*.

Scott, James G. and Edward A. Wyatt, IV. *Petersburg's Story, A History*. The Dietz Press: Richmond, VA: 1998 reprint.

Virginia Historic Landmarks Commission. National Register of Historic Places Nomination Form. *Petersburg Old Town Historic District*. 1979, Virginia Department of Historic Resources Survey File 123-0097. Richmond, VA.

### Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)  
☐ previously listed in the National Register  
☐ previously determined eligible by the National Register  
☐ designated a National Historic Landmark  
☐ recorded by Historic American Buildings Survey # \_\_\_\_\_  
☐ recorded by Historic American Engineering Record # \_\_\_\_\_  
☐ recorded by Historic American Landscape Survey # \_\_\_\_\_

### Primary location of additional data:

☒ State Historic Preservation Office  
☐ Other State agency  
☐ Federal agency  
☐ Local government  
☐ University  
☐ Other

Name of repository: **Virginia Department of Historic Resources,  
Richmond, Virginia**

Historic Resources Survey Number (if assigned): VDHR no. 123-0097

## 10. Geographical Data

**Acreage of Property** 6.65

(Do not include previously listed resource acreage.)

### UTM References

(Place additional UTM references on a continuation sheet.)

1 18 287298 4123432  
Zone Easting Northing

2 18 286999 4123279  
Zone Easting Northing

3                       
Zone Easting Northing

4                       
Zone Easting Northing

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**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundaries are as shown on the accompanying Tax Maps 11 and 12 labeled as Petersburg Old Town Historic District Boundary Increase 2012 at a scale of 1"=100'.

**Boundary Justification** (Explain why the boundaries were selected.)

The 2012 expansion of the Petersburg Old Town Historic District includes an area of land which was part of the early developmental history of Petersburg but which evolved in character during the mid-twentieth century while still linked to the historic downtown. The railroad line which forms the northern boundary is part of a network of lines which define the borders of the existing historic district, thus continuing that theme. Because the 1979 boundary followed one curve of the rail line, now partially gone, tax parcel 11-18-4 was divided by that line. In order to correct that, this 2012 boundary increase adds in that portion of the tax parcel which was cut in half as a result. The only resource on this parcel was listed within the original nomination so all that is being added is a space of open land which will enclose the boundaries and prevent the creation of a hole between district lines. The southern boundary continues the same boundary of the original district along East Bank Street. Finally, the presence of Interstate 95 represents an absolute and imposing boundary to the east. The boundaries are drawn to minimize the number of noncontributing resources.

**11. Form Prepared By**

name/title Marcus R. Pollard

organization Commonwealth Preservation Group

date 6/7/2012

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Petersburg Old Town Historic District, 2012  
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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Petersburg Old Town Historic District Boundary Increase, 2012  
City or Vicinity: Petersburg  
County: Independent City State: VA  
Photographer: Marcus Pollard  
Date Photographed: May, 2012

Description of Photograph(s) and number:

0001: Bollingbrook Street, Facing East

0002: East Bank Street, Facing East

0003: Bollingbrook Street, Facing, West

0004: Fifth Street, Facing NE

0005: Warehouse, 317 E. Bank Street and Warehouse 317 North Madison Street, Facing SE

0006: Warehouse, 409 Fifth Street, Facing North

0007: Commercial Building, 201-03 Henry Street, Facing NE

0008: Commercial Building, 415 East Bank Street, Facing NW

0009: Commercial Building, 212 East Bank Street, Facing South

0010: Warehouse, 317 East Bank Street, Facing NE

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**Property Owner:**

(Complete this item at the request of the SHPO or FPO.)

name \_\_\_\_\_  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Petersburg Old Town Historic District, 2012  
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## ENDNOTES

- <sup>1</sup> Virginia Historic Landmarks Commission, National Register of Historic Places Nomination Form, *Petersburg Old Town Historic District*, 1979; Virginia Department of Historic Resources Survey File 123-0097, Richmond, VA, p. 2.
- <sup>2</sup> Sarah McPhail, *Petersburg Old Town Historic District (2008 Boundary Increase)* National Register of Historic Places Nomination Form, 2008; Virginia Department of Historic Resources Survey File 123-0097, Richmond, VA, p. 5.
- <sup>3</sup> Sanborn Insurance Company, Fire Insurance Maps, Petersburg (Dinwiddie Co.) 1908-1956, *Proquest Digital Sanborn Maps, 1867-1970*.
- <sup>4</sup> *Petersburg Old Town Historic District*, 1979, p. 3,10,11.
- <sup>5</sup> McPhail, *Petersburg Old Town Historic District (2008 Boundary Increase)*, p.8-9.
- <sup>6</sup> James G. Scott and Edward A. Wyatt, IV, *Petersburg's Story, A History* (The Dietz Press: Richmond, VA: 1998 reprint), p.292, 341.
- <sup>7</sup> Sanborn Insurance Maps, Petersburg, 1915, 1950, 1956, sheets 2, 41, 54.
- <sup>8</sup> Scott and Wyatt, *Petersburg's Story*, p.293-94.
- <sup>9</sup> *Hill's Petersburg, Virginia, City Directory*, 1913-1959; Sanborn Insurance Maps, Petersburg, 1915, 1950, 1956, sheet 2.
- <sup>10</sup> *Hill's Petersburg, Virginia, City Directory*, 1924-1959; Sanborn Insurance Maps, Petersburg, 1915, 1950, 1956, sheet 41.
- <sup>11</sup> *Hill's Petersburg, Virginia, City Directory*, 1931-1959; Sanborn Insurance Maps, Petersburg, 1915, 1950, 1956, sheet 54.
- <sup>12</sup> *Hill's Petersburg, Virginia, City Directory*, 1946-1959; Sanborn Insurance Maps, Petersburg, 1915, 1950, 1956, sheet 54.
- <sup>13</sup> *Hill's Petersburg, Virginia, City Directory*, 1946-1959; Sanborn Insurance Maps, Petersburg, 1915, 1950, 1956, sheet 54.
- <sup>14</sup> *Hill's Petersburg, Virginia, City Directory*, 1949-1959; Sanborn Insurance Maps, Petersburg, 1915, 1950, 1956, sheet 54.
- <sup>15</sup> *Hill's Petersburg, Virginia, City Directory*, 1943-1959; Sanborn Insurance Maps, Petersburg, 1915, 1950, 1956, sheet 41.
- <sup>16</sup> *Hill's Petersburg, Virginia, City Directory*, 1931-1959; Sanborn Insurance Maps, Petersburg, 1915, 1950, 1956, sheet 2.
- <sup>17</sup> *Hill's Petersburg, Virginia, City Directory*, 1950-1959; Sanborn Insurance Maps, Petersburg, 1915, 1950, 1956, sheet 2.